CLASS A | ±352,559 SF ON ±22.74 AC | AVAILABLE FOR LEASE

CEDAR PORT PHASE III BUSINESS PARK
A PREMIER PLANNED BUSINESS AND INDUSTRIAL PARK
CLASS A | ±352,559 SF ON ±22.74 AC | AVAILABLE FOR LEASE

CEDAR PORT PHASE III BUSINESS PARK

PROPOSED BUILDING 4
352,559 SQ FT
PROPOSED SHARED DRIVE
ROAD PROVIDED BY OTHERS (35 FT. MIN.)
200' ROW & UTILITIES EASEMENT
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
25' EASEMENT
PROPERTY LINE
ELECT.
28'-5 1/2"
SANITARY LINE
40' DRIVE
26' DRIVE
40' DRIVE
20'-0" FIRE DEPT. ACCESS ROAD
26'-0" FIRE DEPT. ACCESS ROAD
PAD
ROOF
LADDER
N
MASTER PLAN 11"=60'-0"

PROPOSED BUILDING #4
SD:
DE:
SHEET:
PROJECT:
REVISIONS:

2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

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CEDAR PORT PHASE III
MB183038
SDMEC
FISHER RD. AT GRAND PARKWAY
BAYTOWN, TX
SITE PLAN
A1.01
EXECUTIVE OVERVIEW

Cedar Port Business Park is located on Fisher Rd and Hwy 99 just east of FM 1405 in Chambers County, TX. It is a deed restricted park with professional management and excellent access to Hwy 99, Hwy 146, I-10 and the Port of Houston.

- ±352,559 SF
- 22.74 AC
- 62 Dock High Doors and Two Outside Ramps
- 185’ Truck Court with 73 Trailer Parks
- 32’ Clear Height
- Rail served
- 52’ x 50′ Column Spacing
- ±75,000 SF of Future Expansion Available
- 3rd Quarter 2019 Delivery
- ESFR fire sprinkler system
- Regional detention provided
CLASS A | ±352,559 SF ON ±22.74 AC | AVAILABLE FOR LEASE

CEDAR PORT PHASE III BUSINESS PARK

310'-0"      130'-0"      55'-0"      4'-8"
85'-0"      40'-0"      1092'-0"      76'-0"

PROPOSED BUILDING 4
352,559 SQ FT

ROAD PROVIDED BY OTHERS (35 FT. MIN.)

200' ROW & UTILITIES EASEMENT
FISHER ROAD

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